

David Newham

Subject: FW: H14-0083-26 Kendall Grove, Pinchbeck

From: Roger Ceccarelli <rogerceccarelli@thorntonfirkin.com>

Sent: 27 May 2026 14:22

To: David Newham <davidnewham@cpviability.co.uk>

Cc: Anders Jones <AndersJones@thorntonfirkin.com>

Subject: RE: H14-0083-26 Kendall Grove, Pinchbeck

David,

Our original Commentary indicated that additional information would be necessary for the following items:

4.01 E/o piled plots & 4.02 E/o piled garages

Based on Engineer's Report and other information received, we are satisfied that piling – for house plots and garages – is a necessary requirement. We are satisfied that the cost calculation is accurate and reasonable.

4.04 Triax Geogrid to Roads and Footpaths

We are satisfied that the Triax geogrid is warranted, and we agree that this would be an abnormal. The quantity is accurate, and we consider the £6.59/m2 rate as reasonable.

4.16 Electric POC E/o

Without receipt of documentation supporting the claim for an abnormal, we stand by our original comments that we consider this a standard requirement for residential developments.

In addition to the above, we remind the applicant that abnormals are by default limited in scope, and where not considered abnormal, these costs are not 'omitted' but instead should be transferred to the section containing the normal construction costs. Where we do not consider an item as an abnormal, this does not imply that associated costs would need to fit within a flat BCIS rate.

We note the applicant has furnished information on items we consider to be abnormal, and we have reviewed this and comment as follows:

4.05 Concrete protection to shallow drainage

In clarification of our original comment, we do not consider this item to be an abnormal. The costs should be transferred across to the normal construction cost section.

4.07 Dewatering and shoring excavations

We stand by our comment that we do not consider this to be an abnormal. The cost, therefore should be transferred to the normal construction costs section.

4.08 Storm attenuation crates

We stand by our comment that we do not consider this to be an abnormal. The cost, therefore should be transferred to the normal construction costs section.

4.11 E/o fill to raise Levels & 4.12 E/o to raise slab level

Our original Cost Summary included £216,440 against item 4.11 for elements we did consider to be abnormal, and we retain this, however we stand by our comments that we do not generally consider these two items to be abnormals, and that the costs should be transferred across to the normal construction cost section.

4.14 LEAP & 4.15 Railing/ fence and gates to LEA

We stand by our comments that we do not consider these two items to be abnormals, and that the costs should be transferred across to the normal construction cost section.

4.19 Acoustic Fencing

For clarification we had originally used Acoustic Measures Plan drawing 74b-AMP-211 to measure 360 m of acoustic wall. We note this has been revised since our Commentary and note the only update to be an acoustic wall shown to Plot 268. We have remeasured the acoustic wall incl Plot 268 as 387 m. Applying the previous rate, we estimate the cost as £30,960.

4.20 Acoustic Glazing & Ventilation

We note the updated acoustic glazing requirement to plots 123-148, 172-177, 207-209 & 215 as shown on revised Acoustic Measures Plan drawing 74b-AMP-211/A, and we confirm the revised cost as £84,600.

The Ashwood Homes response also suggested that Mechanical Purge Ventilation should also be an abnormal. However, where Building Regulations require such ventilation, we consider this to be a default requirement for residential schemes and would thus not be considered an abnormal. The cost for this should be transferred across to the normal construction cost section.

4.22 Retaining. Gravel board/slab an edge

Whilst we have received further information in support of such gravel boards, we do not consider this to be an abnormal cost. We refer to our comments relating to levels elsewhere (cf Items 4.11 & 4.12). We would consider that the costs should be transferred across to the normal construction cost section.

In summary:

Based on the revised totals presented in the Applicant response to our original Commentary, and pending Applicant confirmation, we calculate their abnormal FVA total to be £8,714,662. Against this, we have calculated our own estimate of the abnormals to be £3,143,492.

Please find below our updated and revised Cost Summary:



Ref	Item	Original £	Revised £	Revised £
4.01	E/o piled plots	2,180,000	2,180,355	2,180,355
4.02	E/o piled garages	382,000	381,995	381,995
4.03	E/o road fill GP5 to road below capping layer	559,630	559,630	-
4.04	Triax Geogrid to Roads and Footpaths	93,737	93,737	93,737
4.05	Concrete protection to shallow drainage	120,625	120,625	-
4.06	Constrained working due to HP gas main	55,000	55,000	55,000
4.07	Dewatering and shoring excavations	150,000	150,000	-
4.08	Storm attenuation crates	1,004,900	1,004,900	-
4.09	Wheolite storage to pump station	30,260	30,260	-
4.10	Phase 2 pump station	180,000	180,000	-
4.11	E/o fill to raise Levels	2,670,500	2,670,537	216,440
4.12	E/o to raise slab levels	54,500	54,500	-
4.13	Clearance of riparian ditch on site	10,000	10,000	10,000
4.14	LEAP	70,000	58,818	-
4.15	Railing/ fence and gates to LEAP	10,990	10,990	-
4.16	Electric POC E/o	109,000	109,000	-
4.17	Electric substation	45,000	45,000	-
4.18	Archaeology works	63,405	63,405	63,405
4.19	Acoustic fencing	30,720	34,560	30,960
4.20	Acoustic ventilation	66,000	180,600	84,600
4.21	Network Rail spec fence along railway boundary	27,000	27,000	27,000
4.22	Retaining. Gravel board/slab an edge	39,375	693,750	-
TOTAL		£7,952,642	£8,714,662	£3,143,492

Kind regards,

Roger Ceccarelli

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